

**City of Bloomington Planning Department
Formal DRC Review Project Narrative
Alpha B Restaurant, Bloomington, MN**

May 11, 2016

The following is a brief project narrative outlining our proposed uses and the further development of the 4.45 acre site currently referred to as “Alpha B” on the corner of Lindau Lane and 24th Street in Bloomington MN. Over the last three years we have worked closely with the Port Authority and City officials to help realize a vision for a dense, mixed-use development that helps meet the needs of the growing South Loop District.

The current site design is shown on the Site Plan (sheet C2-1) and incorporates the following five elements on the site:

Previously approved elements:

1. **AC Hotel by Marriott**: The previously approved five story, 148 room, upscale hotel is currently under construction on the site with an expected opening date of January 2017.
2. **Parking Structure**: The previously approved four-story parking structure will start construction shortly with an anticipated completion date of September 2016.
3. **Public Plaza**: The previously approved public plaza will commence construction later this summer with a completion date of late fall.

Element being submitted for final approval now:

4. **Restaurant/Retail Building**: The plan identifies a building with three tenants with a total SF of approximately 11,456sf.
 - The first user is a full service restaurant and bar with a size of approximately 8,040 sf. The restaurant will have an outdoor patio of approximately 1,364 sf and smaller patio of approximately 293sf. The restaurant accommodates 271 seats indoors and has outdoor seating capacity of 80. Restaurant hours are anticipated to be lunch and dinner with a bar that is active in the evening. The restaurant has access to shared indoor trash and recycling facilities on the west end.
 - Adjacent to the restaurant will be either one retail/restaurant user comprising approximately 3,416sf or more likely two users of 1,743sf and 1,673sf respectively. Leasing negotiations are currently underway but the Tenant C user is likely to be a coffee shop and Tenant B has not been determined.

Element to be submitted in future:

5. **Market/Retail**: Marketing efforts continue to be underway to secure an acceptable grocery/pharmacy/market tenant for the SW corner of the project with a likely 14,500sf footprint. The Market/Retail will be submitted for Final Development Plan review in the future.

Other Site Clarifications: The preliminary DRC meeting surfaced the need to accommodate the City Ladder 3 truck turning radius' and travel paths through the site. The project civil engineer has confirmed through "Autoturn" that these turns and travel paths are functional. Plan sheet C2-2 shows the truck route through the site.

The City required a traffic consultant to be engaged and a traffic study completed. The study has been completed and the results are currently being reviewed by City staff.

The City engaged their consultant to complete the Preliminary Plat and Final Plat for the project. That plat included a parcel to include the City owned parking structure, a parcel for the retail that is contemplated as a subsequent phase, a parcel for the restaurants, and the remaining parcel for the hotel. The public plaza will be treated in an identical fashion to the TownePlace plaza and be owned fee simple by the hotel subject to a perpetual easement in favor of the City.

The Park Dedication fees were paid for site as part of the development approval for the overall block.

Parking: Because of the site density and incorporation of structured parking, ensuring ample and convenient parking will be critical to the project's success. Parking supply will be comprised of 323 stalls within the parking structure plus the 102 surface parking stalls for a total of 425 stalls. Of those parking stalls, 17 are accessible stalls with accessible aisles. The accessible stalls are located adjacent to the entrances of each of the proposed buildings.

Parking code mandated demand of 196 stalls for the hotel, 152 stalls for the restaurants (271+35+35) seats / 2.5 + (80 seat outdoor /5), and future retail stalls of 76 (55 spaces + 1 space per 220sf of gross floor area over 10,000sf) equates to a demand of 424 which is unadjusted for captive considerations. This demand number takes the peak parking demands for different uses that obviously have different peak demand periods. Coffee demand peaks in the morning, hotel peaks in the late evening, restaurants peak at lunch and dinner, and retail can obviously vary but most likely would mirror mall related traffic hours of operation.

We are currently proposing to meet the demand cumulative parking count. However, the final total demand will depend on the ultimate users of the three remaining leasable spaces. To allow for a potential shared parking scenario with a total supplied parking count below the cumulative required peak parking counts for each of the individual uses the project was originally submitted for a Rezoning to the LX(PD) to include a PD Overlay District. That rezoning was approved with an anticipated parking deviation of 3 stalls below the required total stall count.

Construction Staging: There will be roughly a 30 day lag between the hotel (early January) and the restaurant (early February) and most of the remaining hotel work will be training, FFE install, and interior finish work. We will have ample ramp parking as well as some surface parking for contractors and employees.

50% Transparency for West Facade Requirement: Since the 50% transparency is not met on the West (primary) façade, we are utilizing Section 21.301.03, (b), (1), (D) Exceptions to meet the façade requirements. Specifically we are utilizing part (i) Wall design. (aa) and are providing rows of horizontal

indentations in the portion of the façade closest to the public way in addition to some glazing along the same portion. The area of the glazing and the area of wall with the horizontal indentations makes up > 50% of the West façade.

Master Sign Plan: The AC Hotel design includes an iconic rooftop sign cube. We felt that this design element was important to the character of the hotel and the contribution it made to the South Loop District. As a result we proposed amendments to the City Code in June of 2015 that would allow such signage in the South Loop District. We are now following up on this initial code amendment with our Master Sign Plan for the project which includes this rooftop sign elements. Attached for your review is our plan which we would like to include with this DRC submittal.

Development Application: This submittal includes application for:

Final Development Plan review for the Restaurant building
Master Sign Plan